

**DISTRICT ADVISORY BOARD
DISTRICT IV**

October 18, 2000

7:00 p.m.

Stanley/Aley Community School Center, 1749 South Martinson

www.wichitago.org

Members Present

Council Member Bill Gale

June Bailey

Chris Carraher

Tom Kessler

Edwin Koon

Jerry McGinty

Wayne Wells

Members Absent

Dorman Blake

Iola Crandall

Bonny Johnson-Patrick

Paul Ward

Bea Vickers

Guests

Mike Lindebak

Greg Ferris

Off. Mellard

John Fowler

Off. D. Diehl

ORDER OF BUSINESS

At 7:02 p.m. **Council Member Bill Gale** called the meeting to order, welcomed guests, and thanked audience members for attending. **Gale** reviewed the DAB concept and its role in the City of Wichita's philosophy of citizen engagement.

Council Member Gale asked for modifications to October 4, 2000 minutes. **Wayne Wells**, page three, paragraph six, line one Saturday should read Sunday. **Jerry McGinty (Koon)** moved to accept the minutes. 6-0

Council Member Gale asked for additions to the published agendas, none were received and **Chris Carraher (McGinty)** moved to accept the agenda as published. 6-0

Public Agenda

None Received.

NEW BUSINESS

1. Public Works Project: Paving of Hoover, North and South of K-42 for Cessna

Cessna requested the City of Wichita to pave Hoover, north and south of K-42; in order to accommodate current traffic demands and future expansion of their facility located at K-42 and Hoover. The City budgeted money for design and hired Professional Engineering Consultants to develop paving and drainage plans to accommodate Cessna's request.

Recommended Action: Provide Comment

Mike Lindebak, City Engineer, reviewed the premise of the plan, which is captured in the above agenda item description. **Lindebak** introduced **John Fowler**, Facilities Engineer Specialist, Cessna Aircraft. **Fowler** highlighted Cessna's planned expansion on the site in question, which must be completed in 2001 to accommodate over 3,000 new employees over the next three years. Cessna plans to begin construction on new facilities in 2001 and continue through 2003. **Fowler** indicated the current traffic count at Cessna's entrance on Hoover Road is 4,000. **Fowler** asked to field questions from the DAB, none were received.

Lindebak thanked **Fowler** for the presentation and Cessna's perspective. **Lindebak** indicated the project currently lacks CIP funding but the issue must be addressed in light of Cessna's expansion plans. **Lindebak** reviewed current intersection designs for the paving portion of the project, highlighting the area of Hoover Road and Kansas Highway 42 and Cessna Drive and Hoover Road. **Lindebak** also presented illustrations addressing the existing and proposed drainage basin, in addition to current detention ponds for flooding conditions.

Lindebak reviewed three options for consideration on the flood water and storm water drainage matter.

Option one buys out properties east of Hoover Road and North of K-42 Highway, and includes construction of a detention pond west of Hoover Road. **Lindebak** stated this option simply allows the water to pond addressing a request from the US Army Corps of Engineers, which seeks to restrict development within ponding areas.

Option two constructs a pump station east of Hoover Road, north of K-42, and a detention pond west of Hoover Road. **Lindebak** stated this option greatly reduces the need for eminent domain on the properties east of Hoover Road. The option also eliminates the need for added detention ponds as defined by the US Army Corps of Engineers.

Option three calls for the acquisition of two pieces of property (Seal Pak and the north vacant property of Rand Graphics) and the construction of a detention pond west of Hoover Road. Option three does not address Corps. Concern but slightly improves existing drainage conditions with the creation of additional detention ponding area.

Lindebak addressed the cost of each option and provided an illustration covering the matter.

Option one has a total cost of \$6,895,000 and is a conservative estimate as the property valuation is suspected to be under valued, the City of Wichita's Property Management Section, is currently evaluating the valuation estimates of the properties in question. Cessna and Mid-Continent detention ponds carry a projected cost of \$710,000 Right of Way cost estimate \$3,185,000 and Hoover Road street improvement cost \$3,000,000. Option one estimated total cost \$6,895,000.

Option two carries an estimated total cost of \$6,510,000. The cost breakdown is as follows: 1) Cessna and Mid-Continent detention ponds \$710,00; 2) estimated pump station construction cost \$2,800,000; and 3) Hoover Road street improvement cost \$3,000,000.

Option three has a total estimated cost of \$4,010,000. The cost breakdown follows: 1) Construction of Cessna and Mid-Continent detention ponds \$710,000; 2) Right-of Way cost \$300,000 and 3) Hoover Road street improvements \$3,000,000.

Lindebak received questions from DAB Members.

Ed Koon asked if the project is based on Cessna's expansion and what percentage of the project cost will Cessna pick up. **Lindebak** responded approximately \$700,000 of the projects costs will not address improvements financed by the city.

Bailey inquired on Roadway Surface design and funding. **Lindebak** responded the road design is four lanes with turn lanes along Hoover Road at the following intersections K-42, Cessna Drive, and 31st Street South. **Bailey** inquired if Cessna was assisting in the costs and **Lindebak** responded that currently such an approach is not being pursued as the City is attempting to finance the project with state assistance. The state's portion would address the paving project only, accounting for approximately \$3.5 million of the total project cost.

Koon asked the northern boundary of the project. **Lindebak** stated the northern boundary is Dugan Road, however the projects focus is the Hoover Road and K-42 area.

Bailey asked if the City had spoken to area residents and queried their feelings. **Lindebak** responded the citizens have been consulted and they seek to improve area drainage and support any such efforts. **Lindebak** stated he feels the majority support the idea of a pump station.

Bailey inquired when state notification of funding would be made and **Lindebak** responded January of 2001.

Greg Ferris, Agent, Rand Graphics Corporation, reviewed Rand's placement in the area and stated the projects that Rand Corporation supports, which is any option that does not involve the "taking" of property for the project. Rand currently plans to expand to the north and any taking would impact expansion, thus restricting business and job growth. Rand Corporation believes the only true option to

October 18, 2000
DAB IV Minutes

alleviate the problem is construction of a pump station as a detention pond is merely a “band-aid” for the problem rather than a solution.

Chris Carraher asked **Ferris** to identify the specific options that affect Rand and **Ferris’s** response was options one and three impact Rand due to the need to “take property”.

Bailey asked if Rand has ever been flooded. **Ralph Vautravers**, owner of Rand Graphic Corporation, stated the building has not flooded but the parking lot has flooded on several occasions.

Council Member Gale asked how the pump station would affect existing water levels. **Lindebak** responded he could say for certain but the Corps of Engineers would have to review and approve any project.

Bailey asked why put in a pump station and **Ferris** responded a pump station should not alleviate ponding but will alleviate flooding as a result of roadway construction.

Council Member Gale asked if the Dab or audience had further questions, **Jerry McGinty** asked for clarification if the state funding being sought was for paving only. **Lindebak** responded yes and a timeframe is unknown due to the need for the City Council to establish a project option to begin to prioritize.

John Fowler stated the projects must be underway in 2001 to keep Cessna’s growth on track.

Koon stated the paving project warrants the City’s attention as access must be provided for workers but the city often fails to address drainage issues resulting from development and the City should place the financial burden of such projects on developers.

Tom Kessler asked if a consultant identified alternative solutions and **Ferris** responded the consult reviewed only those proposed by the City.

Wayne Wells inquired if the pump station would remove water when the gates to the floodway were closed. **Lindebak** responded yes.

Ed Koon (Bailey) moved to recommend option 2, construction of a pump to the City council. Motion passed 5-0-1; **Chris Carraher** abstained due to his position on the Metropolitan Area Planning Commission.

2. South Seneca Street Widening Project

Mike Lindebak, City Engineer, will provide a status report on the South Seneca Street widening Project. The project's public hearing was held on Wednesday, July 27, 2000 at St. Anne's Catholic Church. The project design includes widening the roadway by twelve feet and the addition of a left turn lane. Seneca is to receive new curb, gutter, and concrete bed in the project area.

Recommended Action: Receive and File

Council Member Bill Gale re-introduced **Mike Lindebak**, City Engineer, and thanked him for attending and presenting.

Lindebak reviewed the project and indicated it is similar to the project at Zoo Boulevard and Central and **Lindebak** reviewed the procedure for widening, paving, joint and seam repair, and asphalt overlay of a street.

Lindebak reviewed a handout highlighting the project, all drives, widening and intersection to be completed by October 31, 2000. Concrete joint repair began October 16 and will be completed by October 31, 2000. Asphalt preparation work to begin November 1, 2000 and asphalt overlay begins November 6, 2000 and should be completed by November 11, 2000. The dates above assume contractors encounter no weather delays.

Lindebak stated the target date for completion is by Thanksgiving.

Council Member Gale asked about the effects of storm water drainage on the project. **Lindebak** stated the project is designed so that much of Seneca is drainage and by widening the roadway the flow will be reduced. Inlets have been placed and drain into the slew by I-235, as a result of the project the area will have more positive drainage, the gutters are steeper meaning faster removal of water to gutters and an increased discharge.

Council Member Gale asked if sidewalks are still continuous for the length of the project. **Lindebak** stated yes. **Gale** asked if the utility poles on the west would be relocated due to the path of the sidewalk. **Lindebak** stated existing sidewalks would be relocated, realigned, and increased from the current four feet width to five feet width.

Jerry McGinty asked when the replacement would begin and **Lindebak's** response was after the roadway work is complete.

Council Member Gale asked if Public Works has received any complaints or inquires. **Lindebak** responded no complaints have been received but numerous inquires on the gas companies pumping of water into the gutters due to the high water table in the area.

NEIGHBORHOOD AGENDA

3. Neighborhood Calendar

DAB Members and Private Citizens may announce neighborhood and community happenings and place events on the District IV Calendar.

Recommended Action: Review and File.

June Bailey, Orchard Breeze, performed a clean-up two weeks ago in an area of four by twelve blocks. Thirty volunteers collected 126 tires, 11 dumpster skids, and 2 packer truckloads. The annual meeting and taco feed is scheduled for Thursday, October 19, 2000. **Bailey** is proud to announce burglaries are on the decline and the park alliance fund will be spent on the park.

Jerry McGinty, Southwest, the upcoming Health Fair at St. Anne's on Saturday, November 4, 2000 from 8:30 a.m. – 12:30 p.m.

Chris Carraher, MAPC, will hold its retreat on Thursday, October 26, 2000 at Commissioners Warrens' Cabin.

Ed Koon, Library Board, the board has made a formal recommendation to the City Manager on the position of Head Librarian.

Wayne Wells, Delano, reviewed Delano's picnic and indicated the "Identi-Kid" project was fully utilized.

Tom Kessler, South Area, apologized for missing last meeting and stated it was because his wife was giving birth to a healthy baby boy, **Kable G. Kessler** both mother and baby are doing well.

June Bailey, School Bond Oversight Committee, Phase I of the projects are about to begin. Portable classrooms and window units are to be used in the interim and are not a permanent or long-term solution or part of the plan. The goal is uniformly equip and supply classrooms. The school website can be used to ascertain the exact impact and progression of the plan.

Officer Diehl reviewed a DUI checkpoint operation recently completed in the area.

Officer Mellard reviewed Sunflower Neighborhood Association's annual chili feed and announced the problem of motorists stopping in the middle of Maple Street to embark and disembark children.

At 8:40 p.m. **Chris Carraher (Bailey)** moved to adjourn.

October 18, 2000
DAB IV Minutes

Respectfully Submitted,

Brian W. Silcott
Neighborhood Assistant